

**State Board of Real Estate Appraisers Minutes**  
**PUBLIC SESSION OF TUESDAY, NOVEMBER 13, 2007**  
**MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3RD Floor on Tuesday, NOVEMBER 13, 2007. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. Giocondo called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

John A. McCann Present  
Denise Siegel Excused  
Barry J. Krauser Present  
Frank A. Willis Present  
Stephen P. Giocondo Present  
Robert H. Scrivens, Jr. Present  
Cheryl A. Randolph-Sharpe Excused  
Eileen M. Mannion, Esq. Excused

Also, present were: Dr. James Hsu, Executive Director; Susan Carboni, Deputy Attorney General; Emilio Aviles, staff; Charles Kirk, staff and Grace Gurisic, staff.

**APPROVAL OF MINUTES OF TUESDAY, OCTOBER 9, 2007**

Following review and discussion and upon motion of Mr. McCann, seconded by Mr. Willis it was determined that the minutes of October 9, 2007 be approved . A vote was taken and the motion was carried unanimously.

**DIRECTOR'S REPORT**

Executive Director, Dr. Hsu made the following announcements:

\*\*\* There were four Investigative Inquiries scheduled today, however, one has been canceled.

\*\*\* Reminder – the December Meeting will be held on Tuesday, December 18th – this change necessary to accommodate the Appraisal Subcommittee's visit with the Board.

\*\*\* Board Members Eileen Mannion, Cheryl Randolph-Sharpe and Denise M. Siegel have all have been excused for this meeting.

\*\*\* The readoption with amendments of the Real Estate Appraiser Board's regulations were published in the New Jersey Register on November 5, 2007

\*\*\* New Jersey is only one of 20 States that have provided the required notification regarding the 2008 National Uniform Licensing and Certification Examination Criteria.

\*\*\* Pearson Vue (formally Promissor) is New Jersey's chosen Exam Administrator which has been approved to offer the new exams as of January 1, 2008 by AQB.

**CONTINUING EDUCATION**

Provider	Course	Recommendation
Wachovia	Construction to Permanent Appraisal Process	14 Hrs. Of C.E.
Business Learning Center	Certified General Exam Refresher	7 Hrs. Of C.E.

Central NJ Chapter of the Appraisal Institute	(1) Condemnation-Redevelopment Current Trends (2) 7 Hr. USPAP	2 Hrs. Of C.E. 7 Hrs. Of C.E.
North Jersey School of Real Estate	(1) Statistics, Modeling & Finance (2) Basic Appraisal Procedures (3) Basic Appraisal Principals	20 Hrs. Of Pre-Lic. 30 Hrs. Of Pre-Lic. 30 Hrs. Of Pre-Lic.
The Commercial Real Estate School of TriState Realtors Commercial Alliance	(1) Basic Real Estate Investment Analysis (2) Population Trends & Investments (3) Environmental Issues (4) Development Site Suitability	3.5 Hrs. Of C.E. 3.5 Hrs. Of C.E. 3.5 Hrs. Of C.E. 3.5 Hrs. Of C.E.
Renwick and Associates Real Estate Appraisal School	(1) Basic Principles of Real Estate Appraisal (2) Basic Appraisal Procedures	27 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic. 27 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic.
Amerival	Deceptive Practices	4 Hrs. Of C.E.
American Society of Appraisers	Emerging Trends & Korpacz Investor Survey	2 Hrs. Of C.E.
Appraisal Institute	(1) Income Valuation of Small,Mixed-Use Properties (2) Alternative Uses and Cost Valuation of Small, Mixed-Use Properties	16 Hrs. Of C.E. & Pre-Lic. 16 Hrs. Of C.E. & Pre-Lic.
American Society of FarmManagers and Rural Appraisers	(1) Valuation of Conservation Easements (2) Introduction to the Approaches To Value for Rural Appraisals (3) Intermediate Approaches to ValueFor Rural Appraisal (4) Advanced Approaches to Value for Rural Appraisals	31 Hrs. Of C.E. & 33 Hrs. Of Pre-Lic. 41 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic. 41 Hrs. Of C.E. & 45 Hrs. Of Pre-Lic. 41.5 Hrs. Of C.E. & 45.5 Hrs. Of Pre-Lic.
Columbia Society of Real Estate Appraisers	USPAP Update	7 Hrs. Of C.E.
Southern Chapter of the Appraisal Institute	Redevelopment: Challenges & Opportunities	3 Hrs. Of C.E.
Kovats	(1) Basic Appraisal Principles (2) Basic Appraisal Procedures (3) Market Analysis & Highest & Best Use (4) Residential Sales Comparison & Income Approaches (5) Residential Site Valuation & Cost Approach	30 Hrs. Of Pre-Lic. 30 Hrs. Of Pre-Lic. 15 Hrs. Of Pre-Lic. 30 Hrs. Of Pre-Lic. 15 Hrs. Of Pre-Lic.
Manfred Real Estate Learning Center	Mortgage Fraud: A Dangerous	7 Hrs. Of C.E.
American School of Business	Mastering Unique & Complex Property Appraisals	18 Hrs. Of C.E. & 20 Hrs. Of Pre-Lic.

#### RENEWAL

McKissock LP	Appraisal Trends #33088	8 Hrs. Of C.E.
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Following review and discussion by the Education Committee and the Board and upon motion of Mr. Krauser, seconded by Mr. Willis it was determined that the C.E. Courses listed did meet the established criteria for the designated approved hours and that they be approved as noted above. A vote was taken and the motion was carried, unanimously

## **INDIVIDUAL REQUEST**

Vincent G. DiAntonio

Mr. DiAntonio requested 5 Hrs of C.E. credit for attendance at the New Jersey Planning Officials 2007 NJPO Winter-Spring Mandatory Training Program. Following review and discussion by the Education Committee and the Board and upon motion of Mr. Krauser, seconded by Mr. Willis it was determined that Mr. DiAntonio be granted the C.E. credit for above noted course. A vote was taken and the motion was carried, unanimously.

Glenn Abjornson

Mr. Abjornson requested 26 Hrs. Of C.E. credit for attendance at the Vintage Real Estate Academy. Following review and discussion by the Board and upon motion of Mr. Krauser, seconded by Mr. Willis it was determined that Mr. Abjornson be granted 26 Hrs. Of credit for the noted course. A vote was taken and the motion was carried, unanimously.

## **INSTRUCTOR APPLICATION**

Thomas Fresh

Leon Klein

The above individuals have submitted an application for Instructor to the Board and following review and discussion by the Education Committee and the Board and upon motion of Krauser, seconded by Mr. Willis it was determined that the above Instructor Applications be approved. A vote was taken and the motion was carried, unanimously.

## **APPRAISAL STANDARDS BOARD**

\*\*\* USPAP Q and A, Vol. 9, No. 10, October, 2007

The Board reviewed, discussed and duly noted the above item.

## **APPRAISAL INSTITUTE**

\*\*\* Appraiser News Online - Vol. 8, No. 19, October 15, 2007.

\*\*\* Appraisers News Online - Vol. 8, No. 20, October 31, 2007.

\*\*\* Appraisal Institute: Green Buildings Podcast

The Board reviewed, discussed and duly noted the above items.

## **APPRAISER QUALIFICATIONS BOARD**

\*\*\* Memo from Sandra Guifoil, Chair

The Board reviewed, discussed and duly noted the above noted Memo

## **PUBLIC ANNOUNCEMENT OF DISCIPLINARY ACTION TAKEN**

\*\*\* IMO – JACQUES MAGLOIRE, JR. - Administrative Action - Final Consent Order Filed October 9, 2007.

\*\*\* IMO -- ACKLEY O. ELMER, II — Amended Final Order of Discipline Filed October 9, 2007.

\*\*\* IMO -- DENNIS MC CARTHY - Final Order of Discipline Filed October 9, 2007.

\*\*\* IMO -- RUSSELL GOODWIN – Consent Order Filed October 24, 2007.

\*\*\* IMO -- JACOBUS J. VOLLENBERG – Withdrawal of Provisional and Final Orders of Discipline Filed October 11, 2007.

\*\*\* IMO -- VINCENT A. CHARLES – Consent Order Filed November 7, 2007.

The Board reviewed, discussed and duly noted the above Orders.

## **OTHER**

\*\*\* Letter from Ho. J. Mun, Senior Program Director, Regulatory Services advising of name change for PROMISSOR to PEARSON VUE as of January 1, 2008.

The Board reviewed, discussed and duly noted the above item.

\*\*\* Consideration by the Enforcement Bureau to hire an appraiser on a per diem, per case base to handle the Board's investigation.

Several individuals have expressed an interest and have forwarded copies of their Resume's, which was presented to the Board as follows:

1. Laura McDonald, RC
2. Theodore E. Ballin, RA
3. Frank J. Stearle, Jr., RG
4. Michael A. Elston, RC
5. Pamela J. Brodowski, RG
6. Joseph Palumbo, RC

It was determined by the Board that this matter will be further discussed at the December Meeting, whereas, 3 Board Members were excused.

\*\*\* IMO - CHARLES MADIA - Mr. Madia received a Provisional Order of Discipline Filed September 26, 2007, which was presented to the Board at the October Board Meeting.

At this meeting, DAG Carboni presented to the Board an appeal to the Provisional Order received from Mr. Madia and following further review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mr. Krauser it was determined that said Appeal be denied and furthermore, that the Provisional Order be Finalized. A vote was taken and the motion was carried, unanimously.

## **PENDING APPLICATIONS**

### **Residential License**

Borrelli, Mark J. Martucci, Angelo M.  
Mauro, Robert D. Oraby, Hussam B.  
Pulli, MaryBeth Shayovich, Nachum  
Spence, Colleen E. Hodelin, Lucien A.  
Babbitt, Shanda Haran, Kevin

## Certified Residential

Barlow, Robert Boresin, Michael A.  
Bolta, Susan P. Bonjorno, Jr., Joseph A.  
Borchers, Keith A. Ciampi, Robert  
Desai, Tejas H. Devito, Jr., Joseph A.  
Didyk, Michael T. Dougher, Dennis  
Dougherty, Vincent E. Dufrene, Diane D.  
Evans, Mariena L. Forte, Julia M.  
Grace, Helen J. Jaugstetter, James A.  
Lewandowski, Michael T. Lippay, Jr., Louis E.  
Mallon, Kenneth M. Meserole, Tara A.  
Motiuk, Rose M. Savage, Timothy B.  
Seibel, Richard K. Spitzer, Howard  
Swan, Robert S. Teefy, Megan A.  
Thomas , Albert A. Vogliano, George S.  
Whelan, Brendan P. Schuster, Herman F.  
Gouse, Jr., James G. Opdyke, Danielle E.  
Xirouchakis, Konstanti Kent, Lori  
Zigo, Suzanne L.

## Certified General

Gervasi, George McCann, John A.  
Reynolds-Lewis, Alpha A. Wade, Gary M.  
Smith, Ryan

Following review and discussion by the Full Board of the Committees recommendations for approval of the above candidates and upon motion of Mr. Krauser, seconded by Mr. McCann it was determined that the committee's motion of approval be ratified and that the above noted candidates did meet the established criteria for Licensure and that their applications be approved. A vote was taken and the motion carried, unanimously.

## **PUBLIC COMMENT**

No Public was present at this meeting.

## **ADJOURNMENT**

Upon motion of Mr. Krauser, seconded by Mr. McCann it was determined that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU  
Executive Director